



16

## Planning Commission Staff Report

**TO:** PLANNING COMMISSION

**FROM:** NATHAN WILLIAMS, PLANNER II *NW*  
480-503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*  
480-503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** SEPTEMBER 3, 2014

**SUBJECT:** Z14-16, WHITE FENCE ESTATES: REQUEST TO REZONE  
APPROXIMATELY 6.81 ACRES OF REAL PROPERTY GENERALLY  
LOCATED SOUTH OF THE SOUTHWEST CORNER OF 130TH  
STREET AND WARNER ROAD FROM 6.81 ACRES OF SINGLE  
FAMILY RESIDENTIAL - 6 (SF-6) ZONING DISTRICT TO 6.81 ACRES  
OF SINGLE FAMILY RESIDENTIAL - 6 (SF-6) ZONING DISTRICT  
WITH A PLANNED AREA DEVELOPMENT OVERLAY.

<b>STRATEGIC INITIATIVE:</b>	Community Livability
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To allow the development of a 27 lot residential subdivision development compatible with the current surrounding uses.

### RECOMMENDED MOTION

**FOR THE REASONS SET FORTH IN THE STAFF REPORT, MOVE TO  
RECOMMEND APPROVAL TO THE TOWN COUNCIL FOR Z14-16, AS  
REQUESTED, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT.**

## **APPLICANT/OWNER**

Company: Earl, Curley & Lagarde  
Name: Stephen Earl  
Address: 3101 N. Central Ave. Suite 1000  
Phoenix, AZ 85012  
Phone: 602-265-0094  
Email: [searl@ecllaw.com](mailto:searl@ecllaw.com)

Company: Ryland Homes  
Name: Reed Porter  
Address: 890 Elliot Rd. Suite 101  
Gilbert, AZ 85253  
Phone: 480-556-1216  
Email: [rporter@ryland.com](mailto:rporter@ryland.com)

## **BACKGROUND/DISCUSSION**

### **History**

Date	Action
<i>June 5, 1990</i>	Town Council adopted Ordinance No. 667 in rezoning case Z89-5 creating the Warner and Cooper Planned Area Development (PAD).
<i>June 23, 1992</i>	The Town Council adopted Ordinance No. 746 in rezoning case Z92-7, which amended setbacks and time limitation for construction of the commercial portion of the PAD.
<i>December 7 1999</i>	The Town Council adopted Ordinance No. 1236 in rezoning case Z99-26 that changed the zoning designation of 2 acres of the Warner and Cooper Planned Area Development further east on the Warner Road frontage.
<i>September 5, 2013</i>	The Town Council adopted Ordinance No. 2442 rezoning approximately 6.8 acres from Single Family-7 and Single Family-15 all with a PAD to Single Family-6 (SF-6) conventional zoning.
<i>October 2, 2013</i>	The Planning Commission approved the Preliminary Plat for White Fence Estates a 27 lot residential subdivision. Additionally the Final Plat for White Fence Estates was recorded on May 12, 2014.
<i>August 6, 2014</i>	The Planning Commission reviewed Z14-16 as a study session item.

### **Overview**

The proposed rezoning consists of approximately 6.8 acres located south and west of the southwest corner of 130<sup>th</sup> Street and Warner Road. The 6.8 acre site was rezoned in 2013 and a 27 lot final plat for White Fence Estates was recorded in May of 2014. The applicant is not requesting to change the subdivision layout or design of the recorded White Fence Estates subdivision plat, including the lot dimensions, access and circulation of the subdivision.

There are two (2) access points into the White Fence Estates subdivision, both from 130<sup>th</sup> Street with the main ingress/ egress point the southernmost access point. The approved preliminary plat and final plat for the White Fence Estates subdivision provide for a private/ gated subdivision with private streets

The rezoning proposed under Z14-16 requests to rezone 6.81 acres of conventional Single Family Residential - 6 (SF-6) zoning district to 6.81 acres of Single Family Residential - 6 (SF-6) zoning district with a planned area development overlay. The need for the rezoning request is to modify minimum lot area, minimum front, side and rear yards setbacks, front yard staggering setbacks, maximum lot coverage and maximum building height allowed. The rezoning will also allow 2-story plans (Plan 211 and Plan 216 by Ryland Homes) to be constructed on the northern most lots (Lots 1-6) of the existing final plat for the White Fence Estates subdivision, where a two-story plan would typically not be permitted as lots 1-6 back to a commercial shopping center and Fire Station, currently under construction. Both 2-story home plans in question (Plan 211 and Plan 216) are not typical 2-story home plans with only a small portion of the second story being accessible or “livable” and located on the front portion of the home. All windows have been removed from the rear elevations of the second story portions of both plans.

The applicant is not proposing to alter the subdivision layout and design that was approved by the Planning Commission for White Fence Estates. The effect of the White Fence Estates PAD rezoning proposed under Z14-16 will continue to allow for residential development of the 27 residential lots on 6.8 acre subject site. The proposed deviations from the conventional Single Family - 6 (SF-6) zoning district requested (see Site Development Standards Table below) would be acceptable to staff under these particular circumstances.

**Site Development Standards:**

	<b>Existing SF-6 for White Fence Estates (Z13-13/ Ord. 2442)</b>	<b>Proposed Development for White Fence Estates (Z14-16): SF-6 PAD</b>
Zoning District:	SF-6	SF-6 PAD
Number of Lots/ Density	Residential > 3.5-5 DU/Acre	27 lots (3.97 DU/ Acre)
Minimum Lot Area (sq. ft.)	6,000 sq. ft.	6,000 sq. ft.
Minimum Lot Dimensions (ft.)	55' x 100'	55' x 110'
Maximum Height (ft.)/Stories	30'/ 2-stories	30'/ 2-stories

Setbacks: Front Yard	20'	<b>10' (livable); and</b> 20' (front facing garage)
Side Yard	5'/10'	<b>5'/5'</b>
Rear Yard	20'	<b>15' (Lots 1-27)</b>
Lot Coverage	45% single story 40% two/ three-story	<b>55% single story</b> <b>50% two/ three-story</b> <b>55% Plan 211 (2-story)</b>
Building Height	Dwelling units on lots where any portion of the lot backs or sides onto parcels designated on the General Plan land use map as Residential > 14-25, or non-residential other than Neighborhood Office, shall be limited in height to one story	<b>The applicant is requesting that two-story home plans (Plan 211 and Plan 216) by Ryland Homes be permitted on Lots 1-6 of the White Fence Estates subdivision</b>
Front Setback Staggering	Front setbacks shall be staggered, such that no more than 2 adjacent lots have the same setback. A minimum of a 3-foot variation is required.	<b>The applicant is requesting that there be no front yard staggering requirement for all residential lots (lots 1-27)</b>

#### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Shopping Center (SC)	Shopping Center (SC) and Single Family-15 (SF-15)	Existing Cooper Marketplace Shopping Center and Town of Gilbert Fire Station No. 7.
South	Residential > 3.5-5 DU/Acre	Single Family-7 (SF-7)	Cobble Creek II Subdivision
East	Residential > 0-1 DU/Acre	Single Family-43 (SF-43)	130 <sup>th</sup> Street then White Fence Farms
West	Shopping Center (SC) and Residential > 3.5-5 DU/Acre	Shopping Center (SC) and a portion of Single Family-7 (SF-7)	Existing Cooper Marketplace Shopping Center and a portion of Cobble Creek II Subdivision
Site	Residential > 3.5-5 DU/Acre	Single Family-6 (SF-6)	Undeveloped



## **CONFORMANCE WITH GENERAL PLAN**

The proposed subdivision conforms to the current General Plan land use classification Residential > 3.5-5 DU/Acre, with 27 lots on 6.8 acres for a gross density of 3.97 DU/Acre. By locating a wide green buffer along the frontage of the site and because the intervening street (130th Street) runs in front of the proposed development, the future subdivision will offer a transition to the lower land use designations on the east side of 130th Street, White Fence Farms Unit II as well as a buffer from the existing Shopping Center (SC) uses and future Town of Gilbert Fire Station to the north and west of the subject site.

The bullet points below summarize several of the notable features of the Town's General Plan Policies that the proposed amendment may respond to:

### **Chapter 2 - Land Use and Growth Areas**

*Policy 1.1 Maintain a balance of housing types and provide a variety of employment opportunities with easily accessible retail and service uses.*

*Policy 1.2 Create neighborhoods with an identity that complement Gilbert's heritage and connect to the broader community.*

*Policy 1.3 Encourage residential development that allows for a diversity of housing types for all age groups and is accessible to a range of income levels.*

### **Chapter 6 – Community Design**

*Policy 1.3 Encourage residential/ non-residential land use transitions that minimize negative impacts of commercial and industrial uses on adjacent residential uses.*

*Policy 3.7 If gated communities are proposed in a master plan or infill project, ensure the natural flow of traffic from arterial and collector roads is uninterrupted and the community remains accessible to pedestrian traffic; and that the private streets be constructed to the same quality level as public streets.*

*Policy 3.8 Allow gated neighborhoods in infill parcels on a limited basis.*

### **Chapter 8 – Housing and Conservation**

*Policy 1.1 Add to the variety of housing to meet the needs of all segments of the Gilbert community through neighborhood revitalization, redevelopment and infill developments.*

*Policy 1.3 Establish guidelines for infill development that respect the scale and character of the neighborhood.*

*Policy 2.1 Protect and preserve older residential neighborhoods.*

*Policy 4.1 Promote the development of a broad variety of new housing types.*

## **DEVELOPMENT COMMENTS FOR Z14-16 – FROM 8/6/2014 PLANNING COMMISSION STUDY SESSION:**

- Both 2-story home plans in question (Plan 211 and Plan 216) are not typical 2-story home plans because only a small portion of each plan is “livable” and is located on the second

story of the home; both near the front portion of the home and away from the rear portion of the lot; and adjacent to the non-residential uses; and staff feels ultimately still meets the intent of the LDC to not allow 2-story homes which back to non-residential uses.

- *The Planning Commission generally agreed that the both Plan 211 and Plan 216 met the intent of restricting 2-story homes backing to commercial/ non-residential uses and supported both Plans being located on lots 1-6.*
- Lot Coverage – The applicant notes that this was the original intent for the homes offered in White Fence Estates and presented to the surrounding property owners.
- Plan 211 would need 55% lot coverage, as Plan 211 technically is considered a 2-story home and would be required to have maximum 50% lot coverage. However, the applicant notes that because this specific plan has only a small portion of the plan being on the second story that the 1-story lot coverage maximum of 55%, should apply for Plan 211
  - *The Planning Commission generally agreed that the increase in lot coverage was necessary to provide the housing product by Ryland Homes that was originally presented for the subject site under Z13-13 and the surrounding neighbors.*

## **PUBLIC NOTIFICATION AND INPUT**

A neighborhood meeting was held on May 8, 2014. Comments included understanding what changes were being requested by the applicant, if the previously provided landscape hedge along 130<sup>th</sup> Street would be provided, if density and therefore traffic would increase and when construction might begin. The applicant noted that they were building the exact housing product previously shown under the previous rezoning and that no changes to the landscaping or subdivision design and number of lots would change, just the needed development standard changes.

## **SCHOOL DISTRICT COMMENTS**

No comments have been received to date. There is no change in the number of residential lots (27 lots) associated with White Fence Estates from what was previously approved.

## **PROPOSITION 207**

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. These waivers are located in the case file.

## **REASONS FOR THE RECOMMENDATION**

1. The proposed zoning amendment conforms to the General Plan, any applicable neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town's strategic initiative for Community Livability. It supports the motto "Gilbert: Clean, Safe, Vibrant."

## **STAFF RECOMMENDATION**

For the following reasons: the development proposal conforms to the intent of the General Plan and can be coordinated with existing development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval to the Town Council for Z14-16, a request to rezone approximately 6.81 acres of real property generally located south of the southwest corner of 130<sup>th</sup> Street and Warner Road, from approximately 6.81 acres of Single Family – 6 (SF-6) zoning district to Single Family - 6 (SF-6) with a Planned Area Development (PAD) overlay zoning district, subject to the following conditions:

- a. Dedication to Gilbert for 130<sup>th</sup> Street right-of-way that is adjacent to the Property shall be completed prior to or at the time of recordation of the final plat or sooner as required by the Town Engineer. Dedication of 130<sup>th</sup> Street shall extend 25 feet from the center line.
- b. Construction of off-site improvements to 130<sup>th</sup> Street adjacent to the Property shall be completed prior to issuance of a certificate of occupancy or final approval of any unit constructed on the Property or at the time requested by Gilbert, whichever is earlier. If Gilbert constructs the improvements required by this ordinance as part of its capital improvements program prior to development of the Property, Developer shall reimburse Gilbert for its reasonable costs of construction prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property.
- c. Developer shall create a Homeowner's Association (HOA) for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas and landscaping within the rights-of-way. Maintenance responsibilities for common areas and open space areas shall be specified on the approved site plan or final plat.
- d. Developer shall record easements to be owned by the HOA for pedestrian, bicycle, multi-use or trail system purposes as determined by the final plat, at the

time of final plat recordation, or earlier if required by the Town Engineer. In recognition of the modifications to the underlying zoning regulations set forth herein, such easements shall be open to public access and use.

- e. The Project shall be developed in conformance with Gilbert's zoning requirements for the zoning districts and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

	Proposed Development for White Fence Estates (Z14-16)
Minimum Lot Dimensions (ft.)	55' x <b>110'</b>
Minimum Building Setbacks: Front  Side Rear	<b>10' (livable); and</b> 20' (front facing garage) <b>5' / 5'</b> <b>15' (Lots 1-27)</b>
Front Setback Staggering	<b>No front yard staggering requirement (Lots 1-27)</b>
Lot Coverage	<b>55% single story</b> <b>50% two/ three-story</b> <b>55% Plan 211 (2-story)</b>
Building Height	<b>Standard Plans with the livable space facing residential only on the second floor are permitted on Lots 1-6</b>

### **STAFF REQUEST**

Staff requests Planning Commission input.

Respectfully submitted,



Nathan Williams  
Planner II

### **Attachments:**

1. Notice of Public Hearing
2. Aerial
3. Zoning Exhibit
4. Development Plan Exhibit (2 pages)

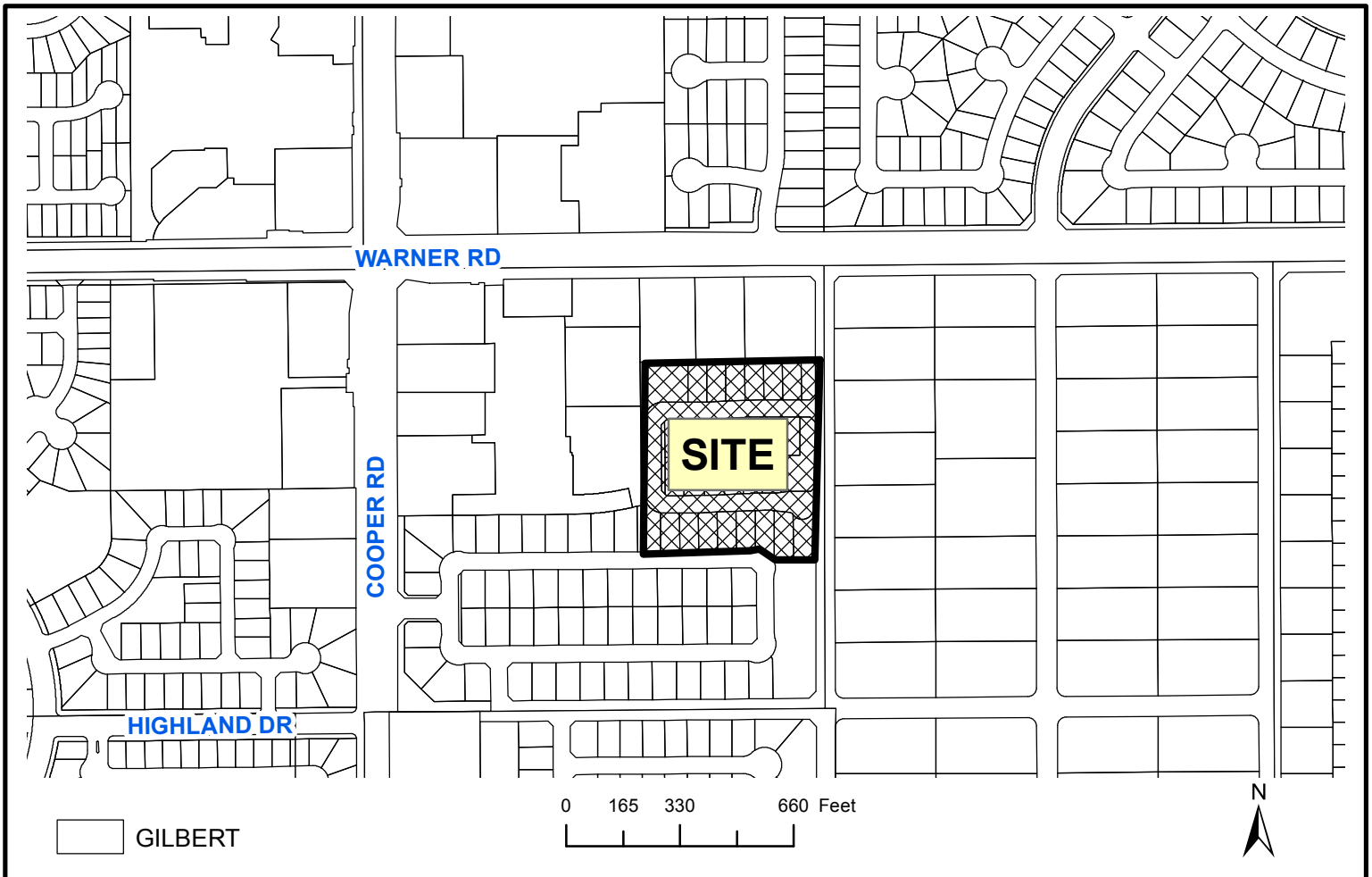
5. Floorplan and Elevations for Plan 211 (4 pages)
6. Floorplan and Elevations for Plan 216 (4 pages)
7. Planning Commission Meeting Minutes from August 6, 2014 Study Session (5 pages)
8. Project Narrative (11 pages)

# Notice of Public Hearing

**PLANNING COMMISSION DATE:****Wednesday, September 3, 2014\* TIME: 6:00 PM****TOWN COUNCIL DATE:****Thursday, October 16, 2014\* TIME: 7:00 PM****LOCATION: Gilbert Municipal Center, Council Chambers****50 E. Civic Center Drive****\* Call Planning Department to verify date and time: (480) 503-6700****REQUESTED ACTION:**

Z14-16: Request to rezone approximately 6.81 acres of real property generally located south of the southwest corner of 130th Street and Warner Road from 6.81 acres of Single Family Residential - 6 (SF-6) zoning district to 6.81 acres of Single Family Residential - 6 (SF-6) zoning district with a Planned Area Development overlay zoning district to modify minimum lot area; minimum side, front, and rear yards setbacks; maximum lot coverage; and to allow 2-story plans (Plan 211 and Plan 216 by Ryland Homes) to be constructed on lots 1-6. The effect of the rezoning will be to allow for residential development with modified set back, lot coverage, and story requirements.

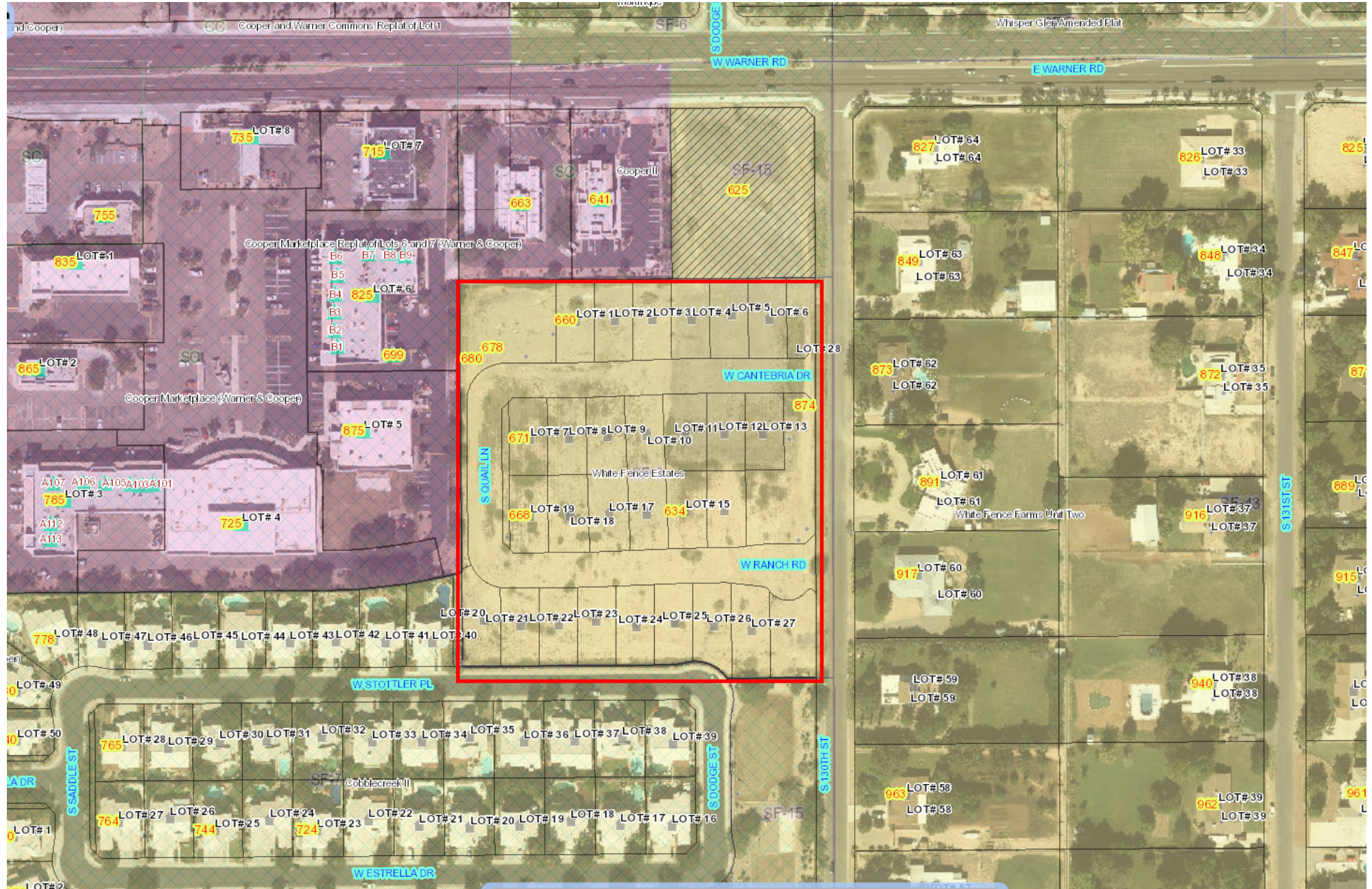
\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

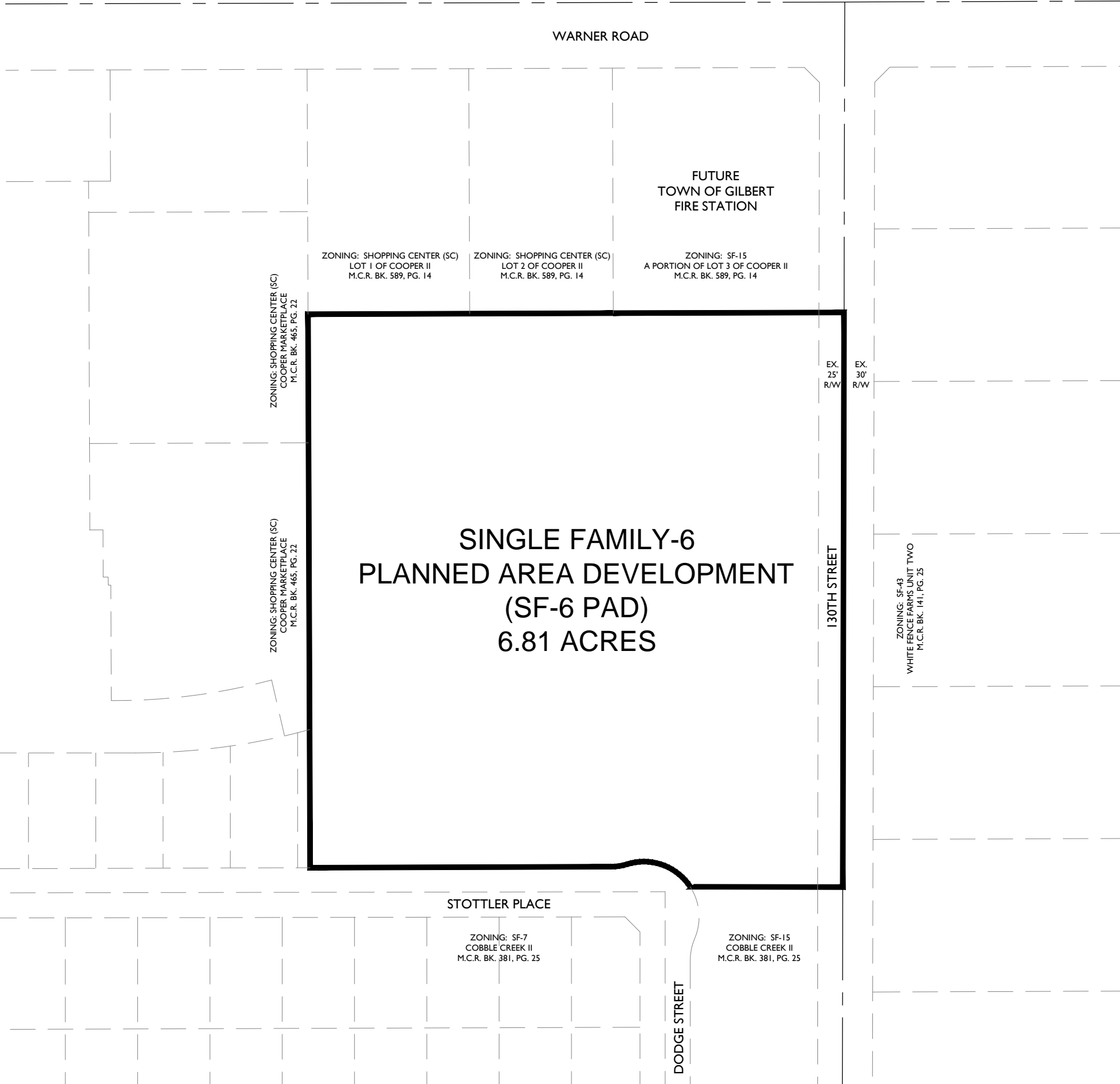
**SITE LOCATION:**

**APPLICANT: Earl, Curley & Lagarde, P.C.**  
**CONTACT: Stephen C. Earl**  
**ADDRESS: 3101 N. Central Ave., Suite 1000**  
**Phoenix, AZ 85012**

**TELEPHONE: (602) 265.0094**  
**E-MAIL: [searl@ecllaw.com](mailto:searl@ecllaw.com)**



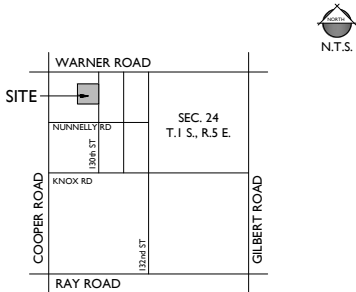




# ZONING EXHIBIT FOR WHITE FENCE ESTATES

A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, T.1 S., R.5 E., GILA  
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

DEVELOPER:  
RYLAND HOMES OF ARIZONA, INC.  
890 W. ELLIOT ROAD  
SUITE 102  
GILBERT, AZ 85233  
TEL: (480)-556-1216  
CONTACT: REED PORTER

CONSULTANT:  
EPS GROUP, INC.  
2045 S. VINEYARD, SUITE 101  
MESA, AZ 85210  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: BRYAN KITCHEN, PE /  
JOSH HANNON

LAND USE ATTORNEY:  
EARL, CURLEY & LAGARDE, P.C.  
3101 N. CENTRAL AVENUE, SUITE 1000  
PHOENIX, AZ 85012  
TEL: (602)-265-0094  
FAX: (602)-265-2195  
CONTACT: STEPHEN EARL /  
TAYLOR EARL

PROJECT DATA

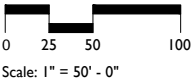
A.P.N.  
EXISTING GENERAL PLAN:  
PROPOSED ZONING:

302-82-974B  
RESIDENTIAL >3.5-5 DU/ac  
SINGLE FAMILY-6 PAD (SF-6 PAD)

GROSS AREA:  
NET AREA:

+/- 6.81 ACRES (including existing 130th St. R/W)  
+/- 6.48 ACRES

**Z14-16**  
**Attachment 3: Zoning Exhibit**  
**September 3, 2014**



2045 S. Vineyard Ave, Suite 101  
Mesa, AZ 85210  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com

WHITE FENCE ESTATES  
Gilbert, AZ

ZONING EXHIBIT

Project:

Revisions:

JUNE 2014 - 1st ZONING SUBMITTAL  
AUGUST 2014 - 2nd ZONING SUBMITTAL

Call at least two full working days  
before you begin construction.  
  
One Stop Call Center for all underground utility location requests  
in Maricopa County (602)253-1100

Designer: APH  
Drawn by: DCH

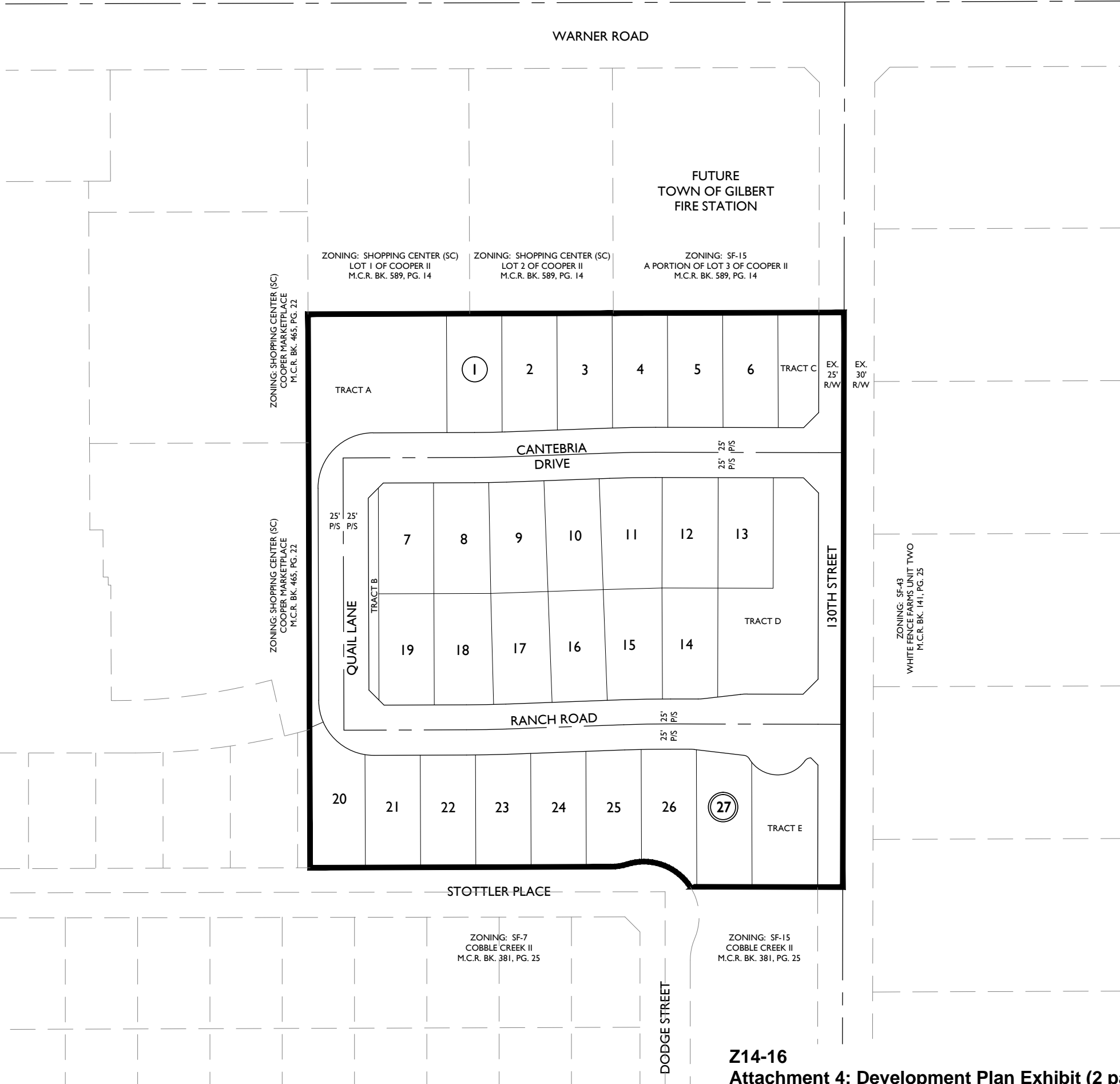
Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
13-027

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Sheet No.  
1  
of 1

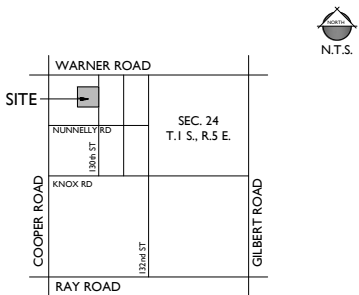




# DEVELOPMENT PLAN FOR WHITE FENCE ESTATES

A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, T.1 S., R.5 E., GILA  
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP



## PROJECT TEAM

DEVELOPER:  
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GILBERT, AZ 85233  
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CONTACT: REED PORTER

CONSULTANT:  
EPS GROUP, INC.  
2045 S. VINEYARD, SUITE 101  
MESA, AZ 85210  
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FAX: (480)-503-2258  
CONTACT: BRYAN KITCHEN, PE /  
JOSH HANNON

LAND USE ATTORNEY:  
EARL, CURLEY & LAGARDE, P.C.  
3101 N. CENTRAL AVENUE, SUITE 1000  
PHOENIX, AZ 85012  
TEL: (602)-265-0094  
FAX: (602)-265-2195  
CONTACT: STEPHEN EARL /  
TAYLOR EARL

## PROJECT DATA

A.P.N. 302-82-974B  
EXISTING GENERAL PLAN: RESIDENTIAL >3.5-5 DU/ac  
PROPOSED ZONING: SINGLE FAMILY-6 PAD (SF-6 PAD)  
GROSS AREA: +/- 6.81 ACRES (including existing 130th St. R/W)  
NET AREA: +/- 6.48 ACRES  
LOT SIZE: 55'x110'  
NO. OF LOTS: 27 LOTS  
GROSS DENSITY: 3.96 DU/Ac.

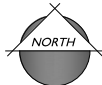
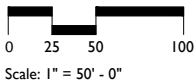
## SF-6 PAD DEVELOPMENT STANDARDS

	TOWN OF GILBERT SF-6 STANDARDS	PROPOSED SF-6 PAD STANDARDS
MIN. LOT AREA	6,000 S.F.	6,000 S.F.
MIN LOT DIMENSIONS WIDTH	55'	55'
DEPTH	100'	110'
MAX HEIGHT (1)	30'/2-STORIES	30'/2-STORIES
MIN. BUILDING SETBACKS FRONT (2)	20'	10' (LIVABLE) 20' (FRONT LOADED GARAGE)
SIDE	5' & 10'	5' & 5' (10' TOTAL)
REAR	20'	* 15'
MAX LOT COVERAGE % SINGLE STORY (3)	45%	55%
TWO STORY	40%	50%

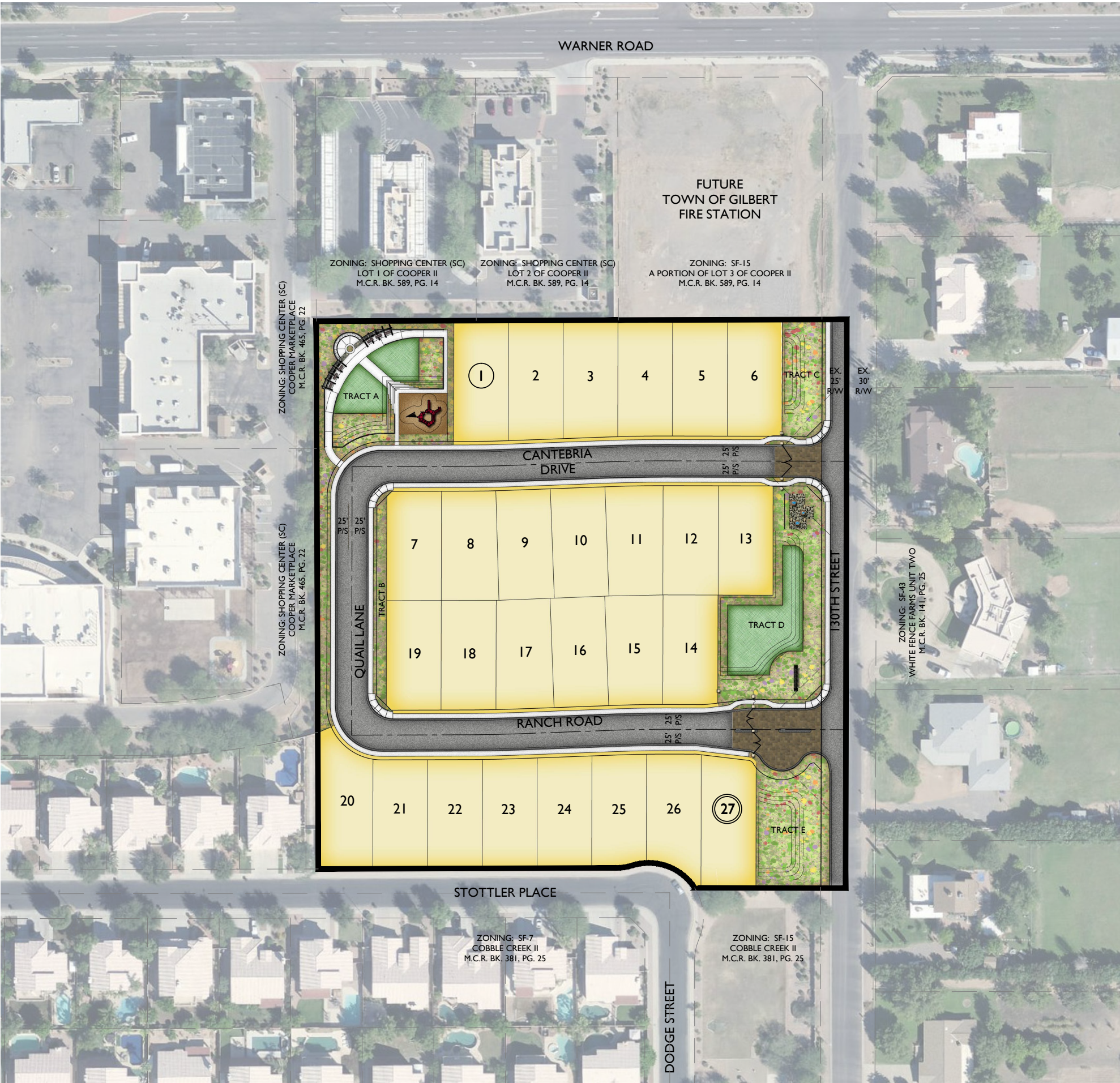
\* MINIMUM 15' REAR SETBACK APPLIES TO ALL LOTS, INCLUDING LOT NOS. 1 THRU 6 BACKING TO COMMERCIAL.

## ADDITIONAL MODIFICATIONS:

- (1) - HEIGHT / 2-STORIES. STANDARD RESIDENTIAL PLAN NOS. 2111 AND 216 SHALL BE PERMITTED ON LOT NOS. 1 THRU 6.
- (2) - STAGGERING. FRONT SETBACKS SHALL NOT BE STAGGERED. A MINIMUM 3-FOOT VARIATION IS NOT REQUIRED.
- (3) - LOT COVERAGE. A 55% LOT COVERAGE SHALL BE PERMITTED FOR STANDARD RESIDENTIAL PLAN NO. 2111 ON LOT NOS. 1 THRU 27.



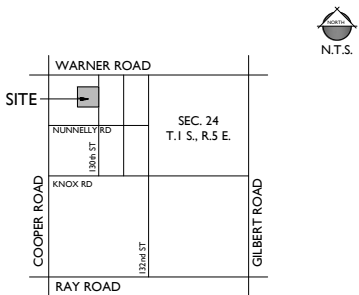




# DEVELOPMENT PLAN FOR WHITE FENCE ESTATES

A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, T.1 S., R.5 E., GILA  
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP



## PROJECT TEAM

DEVELOPER:  
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890 W. ELLIOT ROAD  
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GILBERT, AZ 85233  
TEL: (480)-556-1216  
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JOSH HANNON

LAND USE ATTORNEY:  
EARL, CURLEY & LAGARDE, P.C.  
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TEL: (602)-265-0094  
FAX: (602)-265-2195  
CONTACT: STEPHEN EARL /  
TAYLOR EARL

## PROJECT DATA

A.P.N.  
EXISTING GENERAL PLAN:  
PROPOSED ZONING:  
GROSS AREA:  
NET AREA:  
LOT SIZE:  
NO. OF LOTS:  
GROSS DENSITY:

302-82-9748  
RESIDENTIAL >3.5-5 DU/ac  
SINGLE FAMILY-6 PAD (SF-6 PAD)  
+/- 6.81 ACRES (including existing 130th St. R/W)  
+/- 6.48 ACRES  
55'x110'  
27 LOTS  
3.96 DU/Ac.

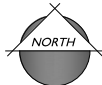
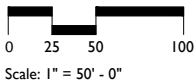
## SF-6 PAD DEVELOPMENT STANDARDS

	TOWN OF GILBERT SF-6 STANDARDS	PROPOSED SF-6 PAD STANDARDS
MIN. LOT AREA	6,000 S.F.	6,000 S.F.
MIN LOT DIMENSIONS		
WIDTH	55'	55'
DEPTH	100'	110'
MAX HEIGHT (1)	30'/2-STORIES	30'/2-STORIES
MIN. BUILDING SETBACKS		
FRONT (2)	20'	10' (LIVABLE) 20' (FRONT LOADED GARAGE)
SIDE	5' & 10'	5' & 5' (10' TOTAL)
REAR	20'	* 15'
MAX LOT COVERAGE %		
SINGLE STORY (3)	45%	55%
TWO STORY	40%	50%

\* MINIMUM 15' REAR SETBACK APPLIES TO ALL LOTS, INCLUDING LOT NOS. 1 THRU 6 BACKING TO COMMERCIAL.

## ADDITIONAL MODIFICATIONS:

- (1) - HEIGHT / 2-STORIES. STANDARD RESIDENTIAL PLAN NOS. 211 AND 216 SHALL BE PERMITTED ON LOT NOS. 1 THRU 6.
- (2) - STAGGERING. FRONT SETBACKS SHALL NOT BE STAGGERED. A MINIMUM 3-FOOT VARIATION IS NOT REQUIRED.
- (3) - LOT COVERAGE. A 55% LOT COVERAGE SHALL BE PERMITTED FOR STANDARD RESIDENTIAL PLAN NO. 211 ON LOT NOS. 1 THRU 27.



2045 S. Vineyard Ave, Suite 101  
Mesa, AZ 85210  
T:480.503.2250 | F:480.503.2258  
www.epsgroupinc.com

**EPS**  
GROUP

**WHITE FENCE ESTATES**  
Gilbert, AZ

**DEVELOPMENT PLAN**

Project:

Revisions:

JUNE 2014 - 1st ZONING SUBMITTAL  
AUGUST 2014 - 2nd ZONING SUBMITTAL

Call at least two full working days  
before you begin construction.  
**ARIZONA**  
State Seal of the State of Arizona  
In Maricopa County (002253-1100)

Designer: **APH**  
Drawn by: **DCH**

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**13-027**  
DP  
Sheet No.  
**1**  
of **1**



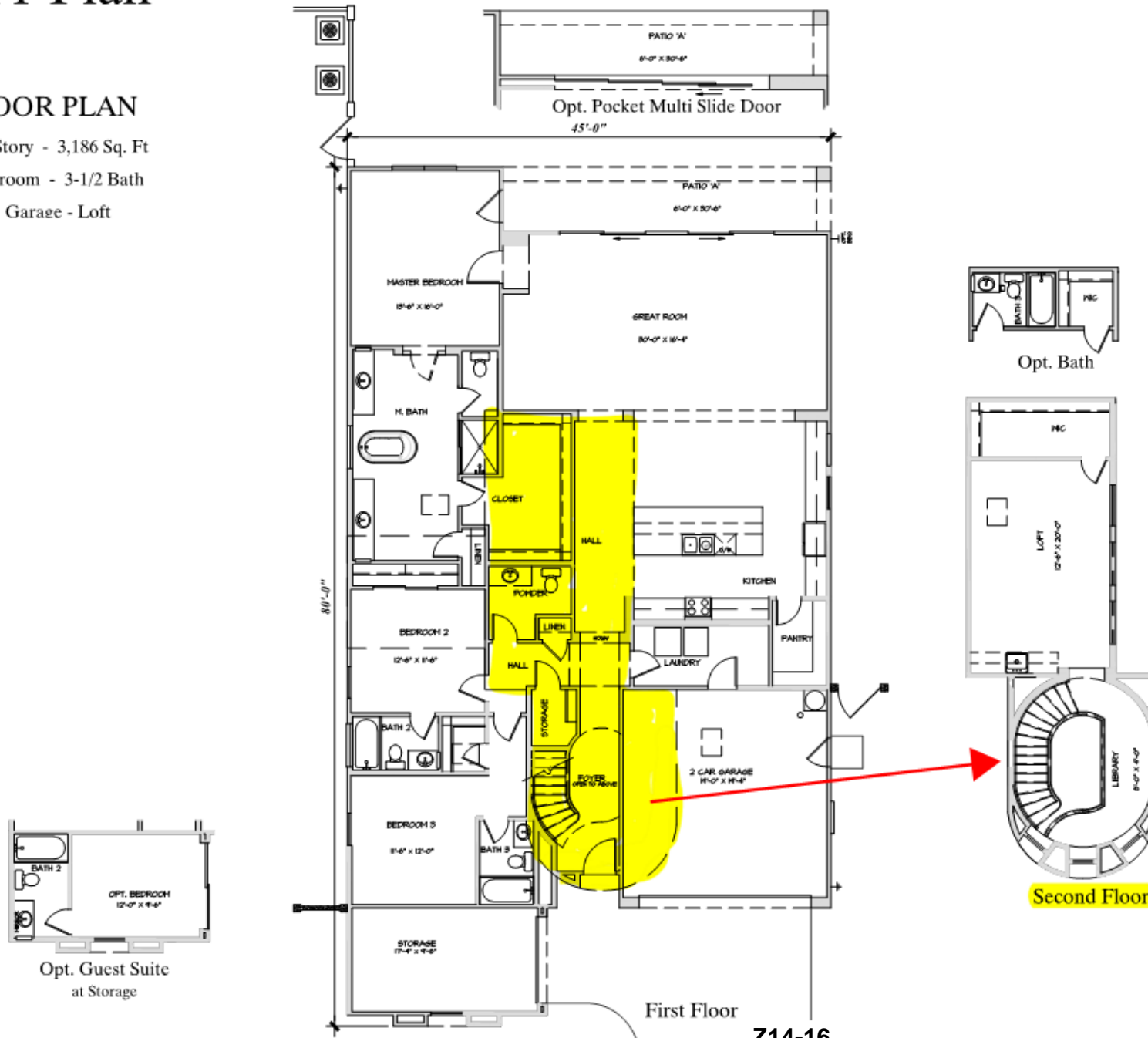
# 211 Plan

## FLOOR PLAN

Two Story - 3,186 Sq. Ft

3 Bedroom - 3-1/2 Bath

3 Car Garage - Loft



Z14-16

Attachment 5: Floorplan and Elevations for Plan 211 (4 pages)  
September 3, 2014

# 211 Plan

ELEVATIONS  
SPANISH 'A'

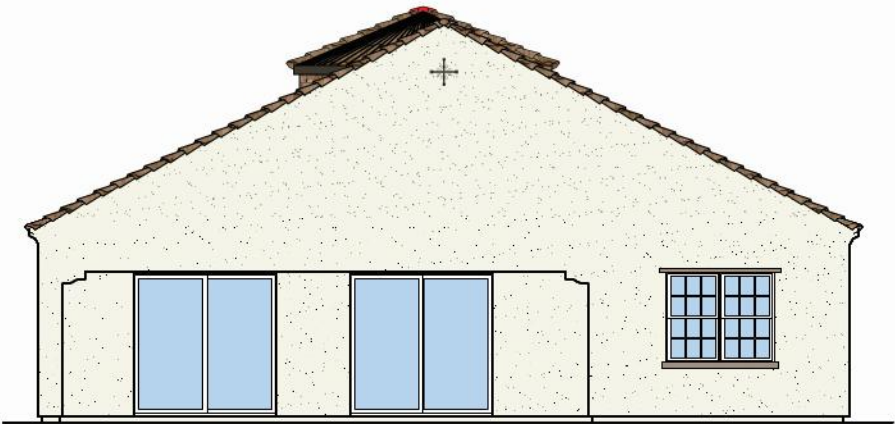
**RYLAND HOMES**<sup>®</sup>  
890 WEST ELLIOT ROAD, SUITE 101, GILBERT, ARIZONA 85233  
PHONE: 480.556.1216 - FAX: 480.556.1471 - WEB: WWW.RYLANDHOMES.COM



Front Elevation



Right Elevation



Rear Elevation



Left Elevation



# 211 Plan

## ELEVATIONS

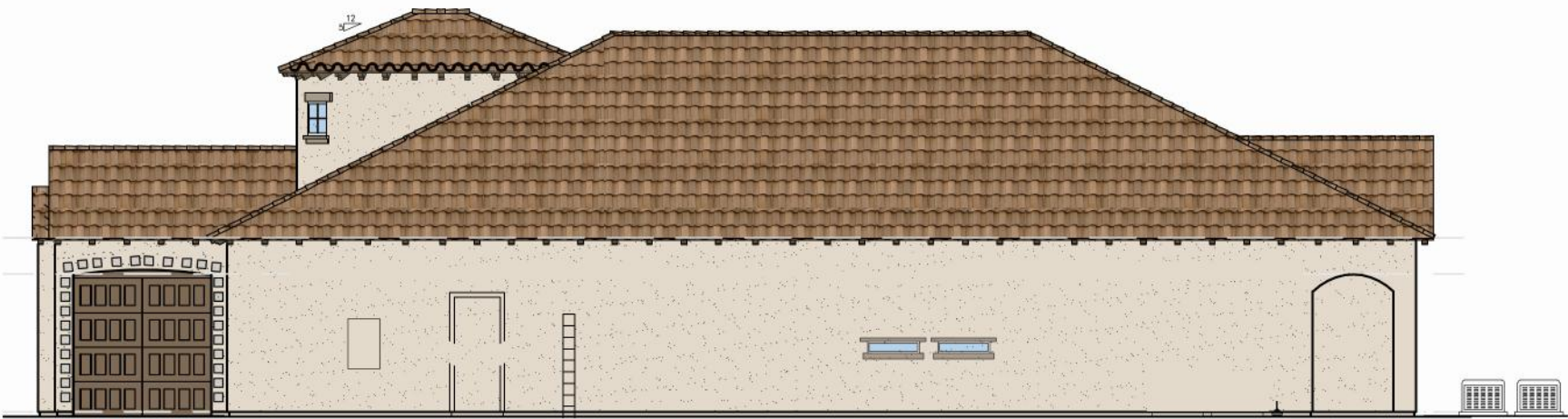
Hacienda 'B'

**RYLAND HOMES®**

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PHONE: 480.556.1216 - FAX: 480.556.1471 - WEB: WWW.RYLANDHOMES.COM



Front Elevation



Right Elevation



Rear Elevation



Left Elevation



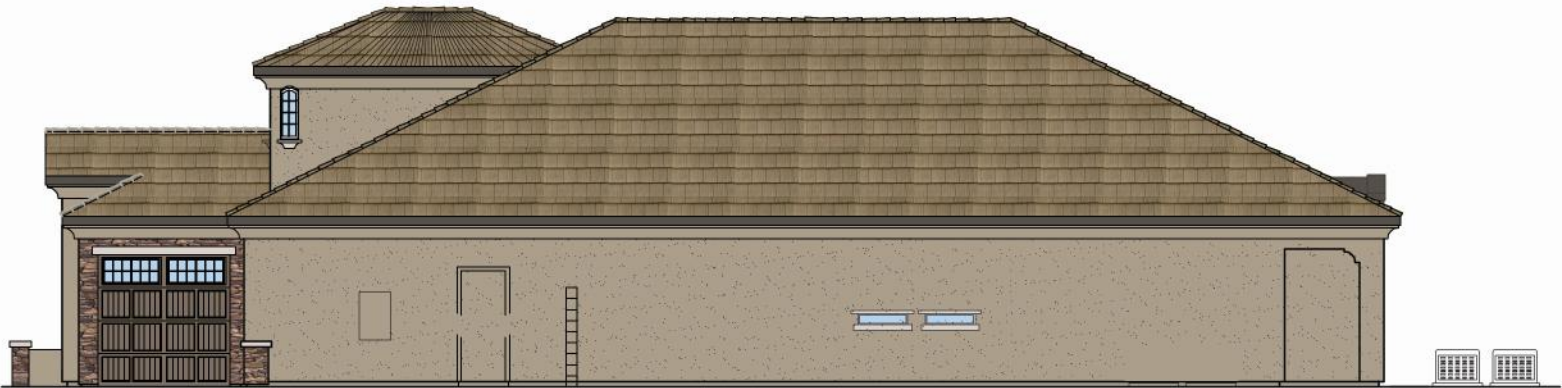
# 211 Plan

ELEVATIONS  
FRENCH COUNTRY 'F'

**RYLAND HOMES®**  
890 WEST ELLIOT ROAD, SUITE 101, GILBERT, ARIZONA 85233  
PHONE: 480.556.1216 - FAX: 480.556.1471 - WEB: WWW.RYLANDHOMES.COM



Front Elevation



Right Elevation



Rear Elevation



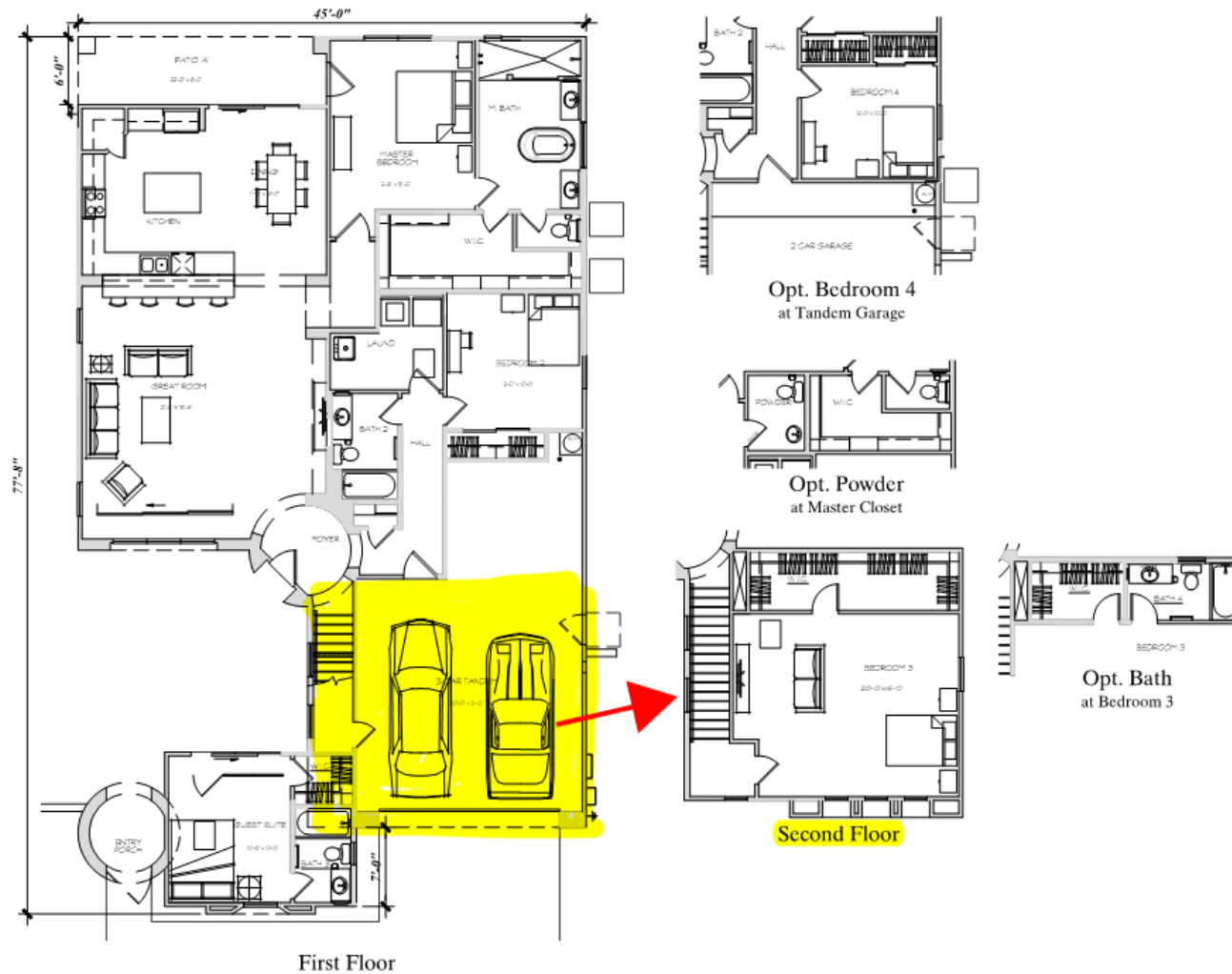
Left Elevation

# 216

ELEVATION 'A'

Two Story - 2,711 Sq. Ft  
3 Bedroom - 2 Bath  
Living Suite - 3 Car Tandem Garage

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**Z14-16**

**Attachment 6: Floorplan and Elevations for Plan 216 (4 pages)**  
**September 3, 2014**

# 216 Plan

ELEVATIONS  
SPANISH 'A'

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Front Elevation



Right Elevation



Rear Elevation



Left Elevation



# 216 Plan

ELEVATIONS  
CRAFTSMAN 'C'

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Front Elevation



Right Elevation



Rear Elevation



Left Elevation

# 216 Plan

ELEVATIONS  
TUSCAN 'E'

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Front Elevation



Right Elevation



Rear Elevation



Left Elevation

**Z14-16**  
**Attachment 7: Planning Commission Meeting Minutes**  
**from August 6, 2014 Study Session (5 pages)**  
**September 3, 2014**

**TOWN OF GILBERT**  
**PLANNING COMMISSION STUDY SESSION**  
**GILBERT MUNICIPAL CENTER, 50 E. CIVIC CENTER DRIVE, GILBERT AZ**  
**AUGUST 6, 2014**

**COMMISSION PRESENT:**      **Chairman Jennifer Wittmann**  
   **Vice Chairman Joshua Oehler**  
   **Commissioner David Blaser**  
   **Commissioner Carl Bloomfield**  
   **Commissioner Kristofer Sippel**  
   **Commissioner David Cavenee**  
   **Commissioner Brigitte Peterson**  
   **Alternate Brent Mutti**

**COMMISSION ABSENT:**      **None**

**STAFF PRESENT:**              **Planning Services Manager Linda Edwards**  
   **Principal Planner Catherine Lorbeer**  
   **Senior Planner Amy Temes**  
   **Senior Planner Jordan Feld**  
   **Planner Nathan Williams**  
   **Planner Nichole McCarty**

**ALSO PRESENT:**              **Town Attorney Jack Vincent**  
   **Recorder Margo Fry**

**CALL TO ORDER**

Chairman Jennifer Wittmann called the meeting to order at 5:15 p.m.

**UP14-06: ELEGANT BARN; A MODIFICATION TO AN EXISTING CONDITIONAL USE PERMIT (UP12-05) TO ALLOW A BANQUET FACILITY, FOR APPROXIMATELY 1.11 ACRES OF REAL PROPERTY, LOCATED SOUTH OF THE SOUTHEAST CORNER OF GREENFIELD ROAD AND BASELINE ROAD AT HOUSTON AVENUE, IN SINGLE FAMILY-43 (SF-43) ZONING DISTRICT.**

Chairman Wittmann announced that UP14-06 had been withdrawn.

**Z14-08: REQUEST TO REZONE APPROXIMATELY 31.8 ACRES OF REAL PROPERTY GENERALLY LOCATED SOUTH OF RIGGS ROAD, WEST OF THE RWCD CANAL AND NORTH OF SAN TAN BOULEVARD, FROM APPROXIMATELY 31.8 ACRES OF SINGLE FAMILY - 15 (SF-15) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY ZONING DISTRICT TO SINGLE FAMILY - 10 (SF-10) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.**

**S14-08: PURI FARMS: REQUEST TO APPROVE PRELIMINARY PLAT AND OPEN SPACE PLAN FOR 63 HOME LOTS (LOTS 1-63) ON APPROXIMATELY 31.8 ACRES OF REAL PROPERTY GENERALLY LOCATED SOUTH OF RIGGS ROAD, WEST OF THE RWCD CANAL AND NORTH OF SAN TAN BOULEVARD IN THE SINGLE FAMILY RESIDENTIAL - 10 (SF-10) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.**

Planner Nathan Williams indicated an aerial site map and pointed out the location of the property. He noted that the project was surrounded by a County island with large single family lots to the North and West. In 2007 the parcel was rezoned as part as an overall Reserves at Val Vista I and II. Currently approved on the site are 42 lots, SF – 15 zoning and PAD with lot sizes from 20,000 ft.<sup>2</sup> minimum. The applicant is requesting to rezone it from SF – 15 PAD to SF – 10 PAD. There is no General Plan Amendment associated with the request. It is currently 1 – 2 dwelling units per acre. The applicant is essentially requesting to increase the lot number from 42 to 63 lots. The main access to the subject site would be via an existing 40' ROW for 156<sup>th</sup> Street, approximately a 1265' length from Riggs Road south to the 31.8 acre subject site for Puri Farms. The existing 156<sup>th</sup> Street ROW is located between the undeveloped RWCD parcel to the east and existing large lot residential county parcels to the west. The applicant will be required to fully improve 156<sup>th</sup> Street to Riggs Road to the design standards of the Town of Gilbert Engineering Department as well as the coordinating the access points with the existing property owners on the western side of the 156<sup>th</sup> Street. Secondary/ emergency access is anticipated to be provided to the south, across an RWCD easement into an anticipated future residential development to the south. This was also the original design of the Reserves at Val Vista I and II. However, now the overall development is being applied for separately with the 31.8 acre Puri Farms piece (formerly The Reserves at Val Vista II) and the 45 acre Reserves at Val Vista piece (formerly The Reserves at Val Vista I). The applicant is coordinating with RWCD to ensure that the secondary access can be provided to the south. The applicant is also coordinating with the recently submitted Z14-13, Reserves at Val Vista proposed development on the 45 acre parcel to the south of the Puri Farms parcel. The applicant is essentially taking the Reserves at Val Vista I and II and making it SF- 10 PAD which was done to the parcel to the South which was recently approved by Town Council. The only deviations are increased lot dimensions in size. Staff is comfortable with how things are progressing in terms of access and circulation.

Commissioner Bloomfield said that his concern was circulation to the South because there is an RWCD easement that goes across the North and the South. He asked how the meeting went with RW CD and if they feel that they will be able to get the access.

Planner Williams said that the applicant is the engineer for RWCD so there is a connection there. Staff is still looking at how it will look in terms of pavement. RWCD uses the southern portion to access the canal, etc. Staff does not believe that it will be an issue but in the worst-case scenario all the homes would need to have sprinklers.

Commissioner Cavenee asked if the access roadways were in a condition to receive that many more users or are improvements being asked of the developer for those roadways.

Planner Williams responded that the applicant must improve all of 156th Street.

**Z14-16: REQUEST TO REZONE APPROXIMATELY 6.81 ACRES OF REAL PROPERTY GENERALLY LOCATED SOUTH OF THE SOUTHWEST CORNER OF 130TH STREET AND WARNER ROAD FROM 6.81 ACRES OF SINGLE FAMILY RESIDENTIAL - 6 (SF-6) ZONING DISTRICT TO 6.81 ACRES OF SINGLE FAMILY RESIDENTIAL DETACHED (SF-D) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY.**

Planner Nathan Williams stated that the project was a 6.8 acre site just South and East of Cooper and Warner roads. The piece to the North is fire station 7 that is being constructed currently as well as an existing shopping center. This is a significant infill piece which is fairly small in size. It was rezoned approximately one year ago to Conventional SF-6. The final plat has been approved for the property and the applicant wishes to continue with those exact lot layout designs, dimensions and open space areas

which are everything that the neighborhood was comfortable with and was approved. The discussion has been whether it should be SF-D PAD or SF-6 PAD. An aerial zoning exhibit was displayed. There are much larger lots to the East and smaller lots to the South with the commercial development and fire station to the North and West. When the project was presented at neighborhood meetings certain elevations and plans were shown. They did not understand that Conventional SF-6 did not fit on the SF-6 lots. There has since been another neighborhood meeting and the applicant is coming back to rezone in order to allow the home plans that they intended for the site to be built on the site. There are 27 lots of 6000 ft.<sup>2</sup> each with the option of 30 foot two stories. Planner Williams stated that the deviations will be in the setbacks and displayed the following graph:

**Site Development Standards:**

	Existing SF-6 for White Fence Estates (Z13-13/ Ord. 2442)	LDC Conventional SF-D	Proposed Development for White Fence Estates (Z14-16) SF-D PAD
Zoning District:	SF-6	SF-D	SF-D PAD
Number of Lots/ Density	Residential> 3.5-5 DU/Acre	Residential> 3.5-5 DU/Acre	27 lots (3.97 DU/ Acre)
Minimum Lot Area (sq. ft.)	6,000 sq. ft.	3,000 sq. ft.	<b>6,000 sq. ft.</b>
Minimum Lot Dimensions (ft.)	55' x 100'	N/A	55' x 110'
Maximum Height (ft.)/Stories	30'/ 2-stories	36'/ 3-stories	<b>30'/ 2-stories</b>
Setbacks:			
Front Yard	20'	10'	10' (livable) & 20' (front facing garage)
Side Yard	5'/10'	0'/5'	5'/5'
Rear Yard	20'	10'	<b>15'</b>
Lot Coverage	45% single story 40% two/ three-story	60% single story 50% two/ three-story	<b>55% single story</b> 50% two/ three-story <b>54% Plan 211 (2-story)</b>

Planner Williams said that there were concerns as to whether SF-D would be the best zoning for the project. The applicant would like to request a 10 foot livable and 20 foot front yard setback 5/5 side yard setback and 15 foot rear setback. They will need additional lot coverage for the home plans that are provided of 55% for single story and 50% for two-story homes. They will not have three-story homes which are allowed in that zoning category. Plan 211 and plan 216 are technically two-story home plans because they have livable space above that is accessible. Lots 1 through 6, in the northern part of the subdivision, back up to nonresidential/commercial uses which is not allowed in the LDC, however, the applicant would like to place those two-story home plans on those 6 lots which is part of the deviation that they are requesting. Planner Williams displayed the elevations and noted that there were windows on the 2<sup>nd</sup> story that was accessible. Another specific deviation is that the 211 plan would be considered a one story plan even though it is technically a two-story plan. That plan requires 54% lot coverage. Planner Williams said that the issue was whether they would be better off with SF-6 with deviations or would they be better off pursuing SF-D with deviations. He commented that staff feels that it meets the intent of not being a two-story home not backing to commercial but technically it is a two-story home.

Chairman Wittmann said that she did not believe that they saw the product line during the original zoning case. She asked if the product line was shown to the Commission.

Planner Williams said that the product line was shown to the Planning Commission.

Chairman Wittmann said that she did not feel strongly about the two-story element for the northern lots, the reason being that the commercial will be developed by the time those lots begin construction. Anyone purchasing a home on those lots will know that there is commercial there. She said that she did not believe that the choices should be limited to just the 211 and 216 plans. They should be able to choose which homes they want to place on what lots. These were the elevations that were presented previously and also shown to the neighbors previously. In terms of the zoning category she would strongly preferred that the R1-6 category remain and they do the deviations as part of the R1-6 the reason being that the property to the South is zoned SF-7 and the R1-6 fits in better in terms of what was sold to the neighborhood. If for



some reason the developer does not develop she would prefer to keep the SF-6 categories rather than the SF-D which would be easier modified to give smaller product.

Commissioner Cavenee said that they hate to set precedent against the code as future developers may point to this case. To have 5' and 5' side yards is ridiculously small and almost unusable. One of the elevations does have a window facing the commercial and it was not known how impactful that was and they needed to understand the full impact of why that was in the code. Commissioner Cavenee said that he agreed with the chairman in terms of keeping the zoning SF-6 but then how would they go about giving the variances that the applicant is asking for.

Chairman Wittmann said that they would need to amend the case.

Commissioner Peterson said that the two-story against the commercial is to protect both the commercial and the residential. Anyone moving in would know that the commercial is already there but home buyers do not always focus on the surrounding area. She said she was comfortable with the 2 stories that do not have any of the access on the back and she was struggling as to know how to handle that. She said that she would like to keep with the code and not have the 2 stories up against the commercial for lots 1-6.

Planner Williams asked if she meant all 2 stories.

Commissioner Peterson responded all 2 stories for lots 1-6. She noted that she did not have a problem with the plans that have the 2<sup>nd</sup> story that faces the front for those 6 lots.

Planner Williams said that if they specify that plans 211 and 216 which are not true two stories could be on lots 1-6 that would be more palatable.

Commissioner Peterson said that she was fine with that.

Commissioner Cavenee said that he would ask that the plan with the window facing the commercial be eliminated from lots 1-6 so that in the future they don't have a complaint that they have changed the code for that one elevation. He asked if they still considered those technical 2 stories so that the math for 2 stories on the property remains. He said that he would still classify them as 2 stories and allow the variance for those 2 plans on lots 1-6.

Planner Williams said that instead of saying no to plan 216 on lots 1-6 they could provide a "no window" option.

Commissioner Cavenee said that he did not mind plan 216 except for the one elevation with the single window. The stipulation could be that there are no windows on the 2<sup>nd</sup> story facing the commercial which would realistically meet the intent of the code.

Vice Chairman Oehler said that going forward he would like to see any new two-story plans that the applicant submits.

Commissioner Cavenee said that even if all 6 of those lots were not allowed to have 2 stories there is still 70% of the development that can be two-story which far exceeds the allowable amount. He said that he would encourage the developer to keep those single stories.

Planner Williams said that if they are steering the applicant in the direction of SF-6 PAD deviations the deviations would essentially be a change in setbacks and the lot coverage. He noted that the SF-D deviations were outlined on page 3 of the staff report.

Commissioner Blaser said that he liked the elevations and would be supportive of those. The floor plans show that those windows are either for restrooms or closets which would more than likely have blinds. He said that it meets the intent and he would be supportive of the 2 elevations.

Commissioner Bloomfield said that he agreed with what had been said about the 2 stories and the 2 plans being acceptable. He said that he was still not quite clear as to why they had a problem with their being 2 stories backing up to commercial, especially where it's already built. Commissioner Bloomfield said that he agreed with keeping it at SF – 6 rather than taking it to SF – D. Ryland has proven themselves as being a great infill builder and have done several across the Valley and done a great job at it. There was no reason to think that they would not be able to complete this project but in the off chance that they didn't he would be more comfortable with it reverting back to SF – 6.

**GP14-08: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 2.2 ACRES OF REAL PROPERTY GENERALLY LOCATED NORTHWEST OF THE NORTHWEST CORNER OF COOPER ROAD AND GUADALUPE ROAD FROM RESIDENTIAL >0-1 DU/AC TO GENERAL COMMERCIAL (GC);**

**Z14-18: REQUEST TO REZONE APPROXIMATELY 2.2 ACRES OF REAL PROPERTY GENERALLY LOCATED NORTHWEST OF THE NORTHWEST CORNER OF COOPER ROAD AND GUADALUPE ROAD FROM SINGLE FAMILY-35 (SF-35) ZONING DISTRICT TO GENERAL COMMERCIAL (GC) DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY.**

Senior Planner Jordan Feld stated that the site involved was 2.2 acres, two parcels, and the current zoning on the site is SF-35. The request is to amend the General Plan Land Use and Zoning Map to General Commercial (GC). Whitfield Nursery has been in operation for several decades in the Town and is a successful commercial operation that is otherwise compatible with the large lot residential to the North. The land use designation on the site is 0 – 1 residential and there is commercial to the South of the site. The two parcels subject to the request are essentially surrounded by residential except for the commercial to the South. Nurseries are not allowed in the SF-35 that the applicant has currently. The two sites have been subject to a handful of zoning enforcement actions over the years and over the last several months the applicant has done an excellent job working with staff both in the planning department as well as Public Works on a proposed capital improvement project that affects that intersection. Through those discussions the applicant was willing to file the current rezoning and General Plan Amendment application to bring the site into conformance. With that application is proposed several deviations. Planner Feld referred to the following graph from page 5 of the staff report:

<i>Base Standards</i>	<i>GC Zoning</i>	<i>PAD Deviation</i>	<i>Staff Analysis</i>
Bldg. Side yard Setback (Non-Residential)	20'	0'	No concern; the proposed building setback between the subject and the nursery operation is acceptable.
Landscape Side yard (Residential)	40'	0'	The northwest corner of APN 302-12-24A and the northern and western property lines of APN 302-12-24B abut residential property; complete removal of a buffering requirement is not acceptable.
Landscape Rear yard (Residential)	40'	0'	
<i>Additional Standards</i>	<i>PAD Deviation</i>		<i>Staff Analysis</i>
Commercial activity within 50' of residential must be enclosed (2.304.B)	No requirement for enclosure		Complete removal of this requirement is not appropriate without some limitations to ensure continued compatibility with adjacent residential property.
A commercial property may not be used for legal access to residential property (2.306.G)	Allow for vehicular access from existing and proposed residences (controlled by the subject property owner) to the north of APN 302-12-24A		No concern, subject to grant of cross-access agreement; the nature of the access and residents' relationship to the nursery operations warrants the deviation.
Where commercial property abuts a residential property an 8' screen wall must be provided at the property line (4.109.B)	Allow for the existing horse rail fencing and adjacent 'Sour Orange' hedge to satisfy the intent of this requirement		Sufficient visual screening appears to exist along the northern boundary of the property; however, the western boundary lacks sufficient visual screening and both property boundaries abutting residential do not have sufficient security screening.

# Abbreviated Info Packet for Planning Commission

August 20, 2014



South of Southwest Corner of Warner Rd. and 130<sup>th</sup> St.

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Applicant/Representative: Earl, Curley & Lagarde, P.C.  
ATTN: Stephen C. Earl  
3101 N. Central Ave., Suite 1000  
Phoenix, AZ 85012  
Phone: 602-265-0094  
Fax: 602-265-2195  
Email: searl@ecllaw.com



## **ZONING HISTORY**

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The subject property is an approximately 6.81-acre parcel located just south of the southwest corner of Warner Rd. and 130<sup>th</sup> St. The applicant is Ryland Homes of Arizona (“Ryland”).

In September 2013, the Town Council approved Ryland’s request to rezone the property to SF-6. Ryland had originally requested the parcel be rezoned to SF-D in order to accommodate Ryland’s proposed housing products. However, late in the review process, the Town’s planning staff suggested that Ryland amend the rezoning request to SF-6 to be similar to the other zoning districts surrounding the intersection of Warner and Cooper.

At the time, Ryland did not believe this change to SF-6 would have any negative impact upon the proposed development plan and the already-designed housing products.

It was not until after SF-6 zoning was approved and Ryland was completing the platting process that it discovered the lot coverage and internal setback regulations of SF-6 would not permit them to build either the houses or the community it had planned for and presented to staff, area residents, and the Town’s Planning Commission and Council.

## **SF-6 PAD REQUEST**

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This application therefore is to rezone the approximately 6.81 acres from SF-6 to SF-6 PAD, to create a customized set of development standards to fit those adjustments needed for the homes and community design elements previously shown to the Town and neighbors by Ryland during the previous SF-6 case.

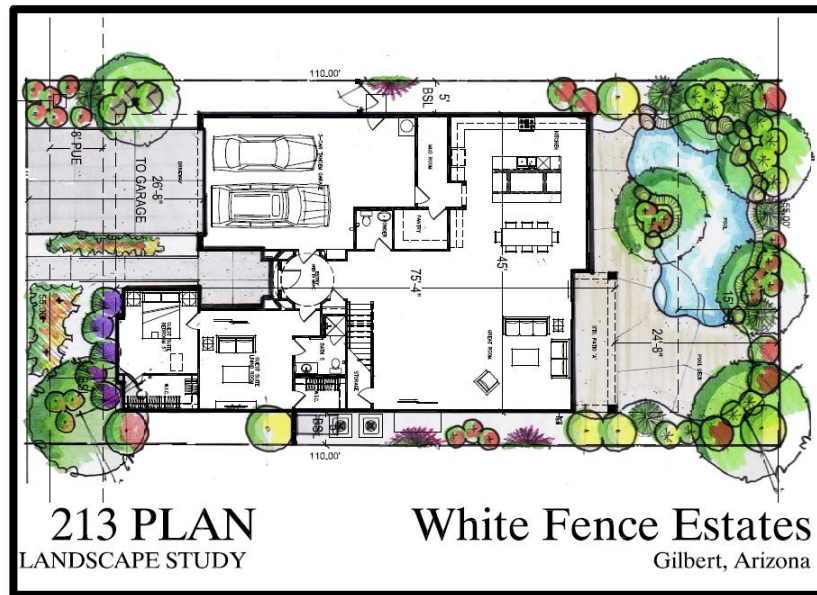
Under SF-6 PAD zoning, White Fence Estates will be providing existing area residents an option to move up to larger, well-appointed homes in an upscale gated community and still remain in their existing school districts and this area of the Town. White Fence Estates homes have been specially designed to attract a particular segment of the market that wants an upscale home on a smaller lot with well-designed, amenitized back yards, with high use opportunities and low maintenance obligations.

Under the proposed SF-6 PAD zoning, White Fence Estates will feature homes ranging in price from \$300,000 to \$600,000 and in size from 2,166 to 4,636 square feet.

We feel it is important to emphasize that Ryland proposes to build the same high quality homes, maintain the same project density, follow the same project site plan, retain the same perimeter landscaped setbacks and open space amenities, and abide by the same

stipulations from the SF-6 case, including those stipulations that resulted from work with the adjacent neighbors.

Seven separate floor plans (3 one-story plans, 1 two-story plan, and 3 hybrid plans that feature a one-story home with a minor second-level livable area) will be offered, with three different elevations for each plan.



Front yard landscape plans will be offered to purchasers during the contract process and installed with the house. The maintenance of these front yards will be handled by the HOA through CC&R easements recorded against all properties. That is one of the marketable benefits of purchasing in this neighborhood.

The backyards will feature upgraded amenities such as pools, BBQs, fire pits, patios, hardscape and/or turf and will be reduced in size for easier maintenance. Fully amenitized backyard packages will also be offered as part of the home sales process.

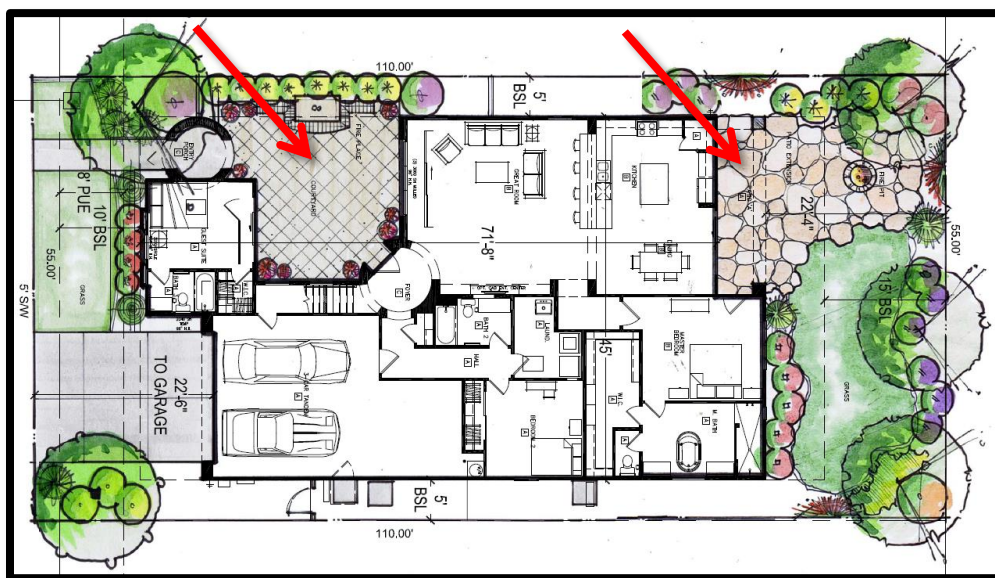




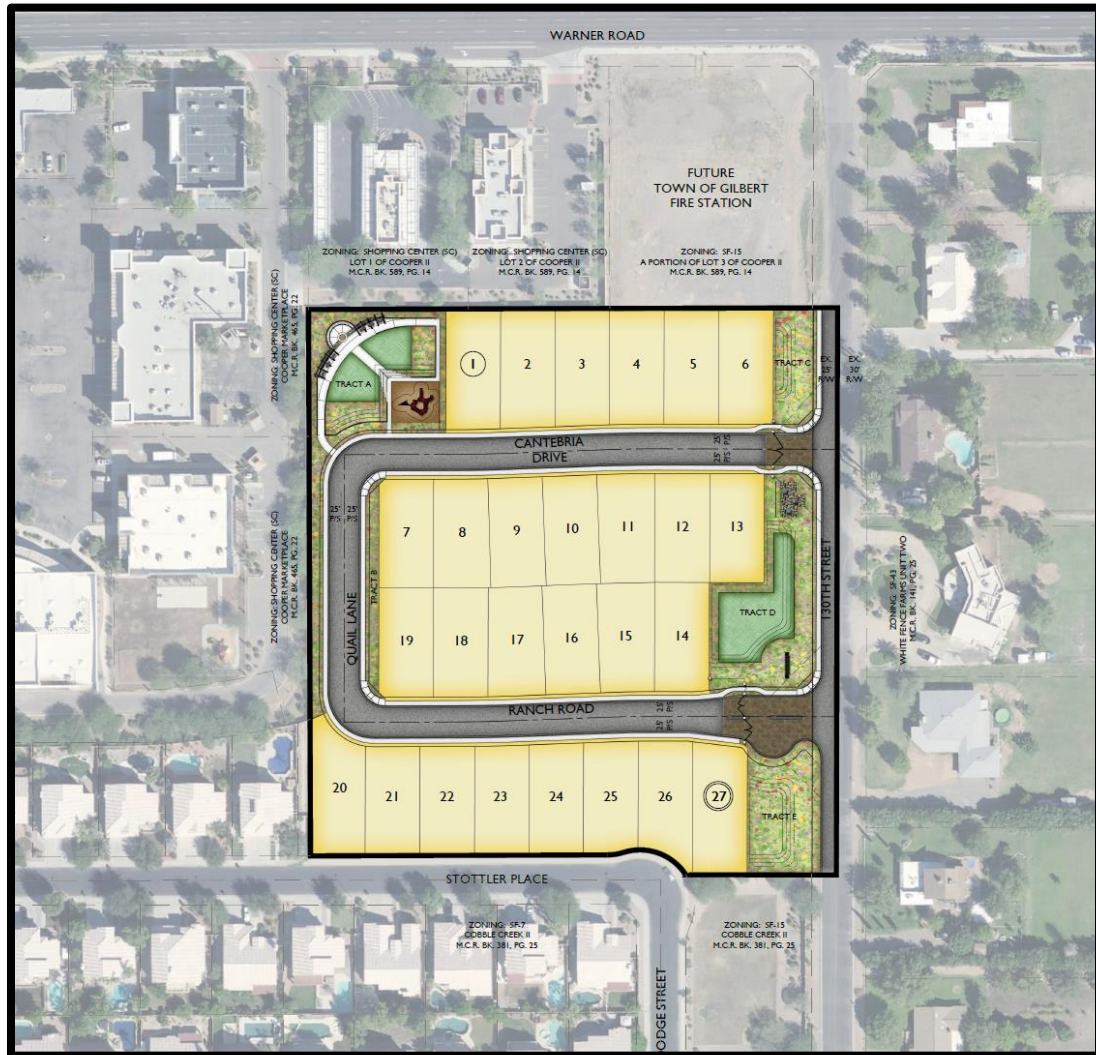
Residents of White Fence Estates will be able to enjoy indoor/outdoor living by selecting Ryland's innovative "wall of glass" feature, which are a series of sliding glass doors that fully open to connect the living room to the outside patio for entertaining and modern living.



The proposed housing plans also include interior courtyards and front porches in addition to backyard patios, which give residents several options for outdoor living to dine, relax, and entertain. The red arrows below highlight these courtyard and covered patio spaces.



White Fence Estates will become a high-end gated enclave of 27 homes situated around a single horseshoe-shaped roadway with two gated access points onto 130<sup>th</sup> St. The lots will range in size from 6,050 to 7,304 square feet.







The central justification for this rezoning request is stated throughout the narrative: without SF-6 PAD zoning, the White Fence Estates community as previously presented to neighbors, staff, Commission, and Council, cannot be built. The lot coverage and internal setback requirements of the standard SF-6 zoning district make the project impossible.

Thus, because the final plat has been recorded and grading and infrastructure work commenced, at this point, Ryland has either the option to pursue this request for SF-6 PAD or reduce the size of the homes and in turn the quality of this neighborhood to starter-level homes that will fit on regular SF-6 lots. The commitments made to the Town and the neighbors were that Ryland was building an upscale "jewel" neighborhood.

Accordingly, Ryland believes the small design accommodations in the table below are the best option to pursue.

## SF-6 PAD DEVELOPMENT STANDARDS

	TOWN OF GILBERT SF-6 STANDARDS	PROPOSED SF-6 PAD STANDARDS
MIN. LOT AREA	6,000 S.F.	6,000 S.F.
MIN LOT DIMENSIONS WIDTH	55'	55'
DEPTH	100'	110'
MAX HEIGHT (1)	30'2-STORIES	30'2-STORIES
MIN. BUILDING SETBACKS FRONT (2)	20'	10' (LIVABLE) 20' (FRONT LOADED GARAGE)
SIDE	5' & 10'	5' & 5' (10' TOTAL)
REAR	20'	* 15'
MAX LOT COVERAGE % SINGLE STORY (3)	45%	55%
TWO STORY	40%	50%

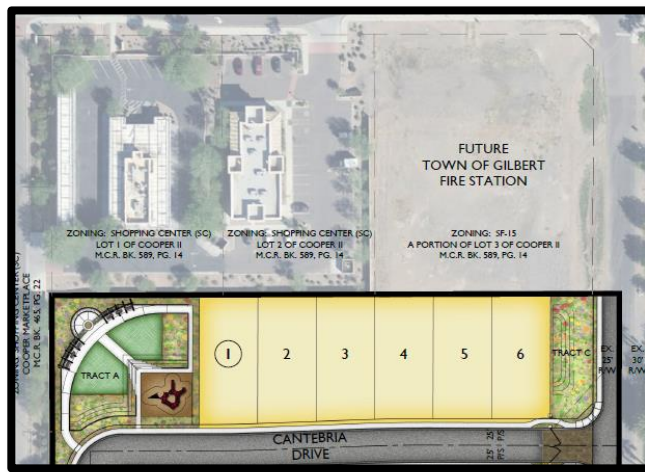
\* MINIMUM 15' REAR SETBACK APPLIES TO ALL LOTS, INCLUDING LOT NOS. 1 THRU 6 BACKING TO COMMERCIAL.

### ADDITIONAL MODIFICATIONS:

- (1) - HEIGHT / 2-STORIES. STANDARD RESIDENTIAL PLAN NOS. 211 AND 216 SHALL BE PERMITTED ON LOT NOS. 1 THRU 6.
- (2) - STAGGERING. FRONT SETBACKS SHALL NOT BE STAGGERED. A MINIMUM 3-FOOT VARIATION IS NOT REQUIRED.
- (3) - LOT COVERAGE. A 55% LOT COVERAGE SHALL BE PERMITTED FOR STANDARD RESIDENTIAL PLAN NO. 211 ON LOT NOS. 1 THRU 27.

## HYBRID HOME DESIGN: ONE-STORY HOMES WITH SECOND-LEVEL ELEMENT

As part of this PAD request, Ryland seeks permission to build its 216 and 211 Plans on the site's six northern lots (adjacent to commercial and future fire station site), because these models only have small second-level elements that are either invisible from the rear of the houses or are nearly invisible. Similarly, neither model has second story windows facing directly to the rear (i.e. to the commercial/future fire station uses).



211.A  
Plan



2<sup>nd</sup> Level  
Element  
Invisible from  
Rear of Home

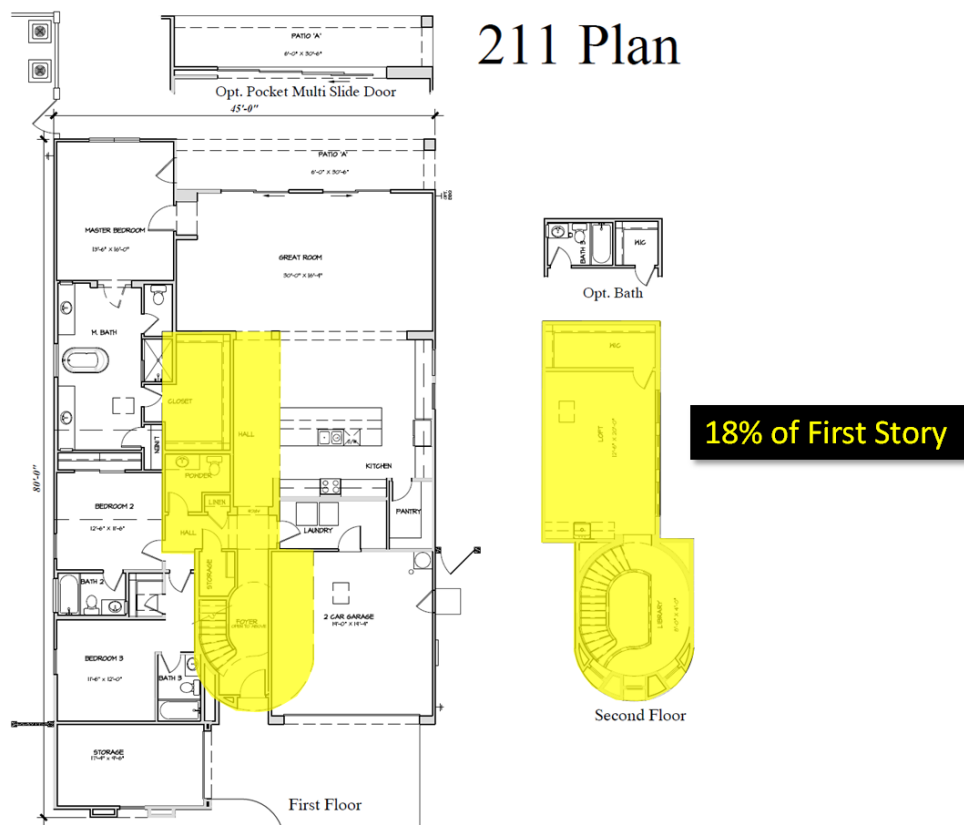
216.E  
Plan

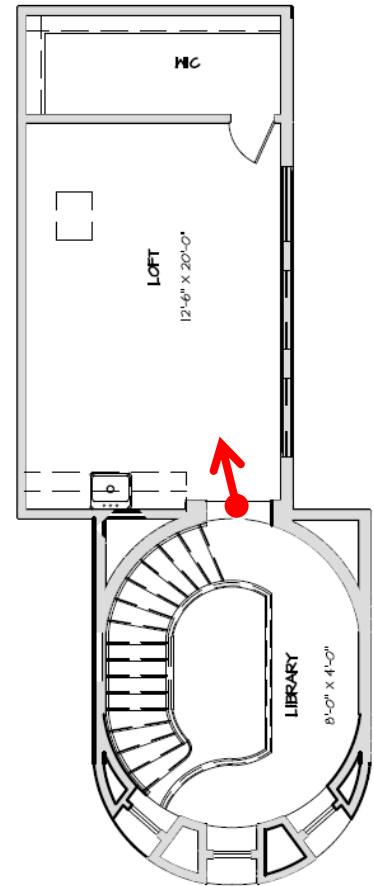


2<sup>nd</sup> Level  
Element  
Nearly  
Invisible



As a related, but separate request under this PAD, Ryland is seeking to have its 211 Plan classified as a single-story unit for purposes of lot coverage. Although Gilbert's code interprets this unit as a two-story home, its second story element is only 18% of the first story, and it has the appearance of a one-story home (which is illustrated by its positioning next to the true two-story home in the picture below).





Second Floor

The windows visible in the photos above are only interior to the house. They overlook the kitchen. There are no exterior windows at this loft level, except those shown in the turret element facing the front of the home.

## CONCLUSION

White Fence Estates promises to be a true jewel in fabric of this community, attracting step-up buyers and featuring lush landscaping and high-end homes, with prices up to \$600,000 and sizes up to 4,636 square feet. Ryland's PAD request is a relatively modest request that seeks to create a customized set of development standards needed for the homes and community design elements previously shown to the Town and neighbors by Ryland during the previous SF-6 case.